



City of Johnson City Tennessee

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BOARD OF ZONING APPEALS CITY OF JOHNSON CITY, TENNESSEE

Minutes of the Meeting of
October 9, 2012

The Board of Zoning Appeals held its regular meeting on October 9th at 9:00 a.m. in the City Commission Chambers of the Municipal and Safety Building.

Members Present

Jeff Benedict, Vice-Chairman
Steve Meroney
Tim O'Neill, Chairman

Staff Present

Jessica Harmon, Planner
Steve Neilson, Development Coordinator

Mr. O'Neill called the meeting to order.

The Minutes of the September 11, 2012 meeting were considered for approval.

MOTION: Meroney To approve the minutes of the September 11, 2012 meeting.

SECOND: O'Neill

VOTE: Approved 3-0.

Case No. 763-1

Mr. Neilson indicated that this was a variance request to allow a caretaker's apartment on the first floor of a proposed gasoline station located along the Bristol Highway in the B-4 District. The petitioner is the Quality Oil Company.

In May, the City Commission approved revisions to the commercial districts which allowed residential uses on upper floors of commercial buildings. The intent of these revisions were to allowed a greater mix of uses. The reason for restricting residential uses to the upper floors was to prevent single use apartment complexes. Mr. Neilson pointed out that although the proposed request did not meet the requirements for a variance it was consistent with the intent of the revisions which was to encourage residential uses in the commercial districts. He then recommended approval of this request.

Mr. Chris Day, representing the petitioner spoke in favor of the request. He indicated the single-story structure was designed to have a caretaker's apartment to ensure that the station is properly maintained. He felt that the request with the intent of the Code and respectfully requested the Board's approval.

Mr. Benedict expressed a concern that the Board was going beyond what the Zoning Ordinance allowed.

MOTION: Meroney To approve the variance request a caretaker's apartment on the first floor.

SECOND: O'Neill

VOTE: Approved 2-1.

There being no further business, the meeting adjourned at 9:22 a.m.

APPROVED:

Tim O'Neill, Chairman
Board of Zoning Appeals